

**Town of Kinderhook
Planning Board Workshop
3211 Church Street
Valatie, NY 12184
April 10, 2014**

Approved

MINUTES

The workshop meeting of the Town of Kinderhook Planning Board was held on Thursday, April 10, 2014 beginning at 7:00pm at the Kinderhook Town Hall, 3211 Church Street, Valatie, NY. The meeting was called to order by the Chairwoman, Mary Keegan-Cavagnaro. The roll was taken by the Secretary.

A. Roll Call

Present:

Mary Keegan-Cavagnaro, Chairwoman
Andrew Howard, Town Attorney
Patrick Prendergast, Engineer
Peter Haemmerlein
William Butcher
Jake Samascott
Chris Simonsen
Guy Rivenburgh
Dale Berlin
Daniel Weiller
Jason Graham
Nataly Dee, Secretary

Excused:

Absent:
None

B. Correspondence

1. Review of Minutes:

February 13, 2013 – Workshop
February 20, 2013 – Meeting
March 20, 2014 – Meeting

- Minutes are pending review for approval at next week's meeting.
- Flyer from Patrice Perry announcing training opportunities was distributed.
- Dollar General has submitted \$500 in escrow for the Engineer, acknowledgement of NOI, and plans as per conditions of approval.

C. Public Hearings

1. Jet's Auto Body – Scheduled for Thursday, April 17, 2014, at 7:05pm

Mr. Peter VanAlstyne, Land Surveyor, addressed the board noting a few changes to the plans. A letter has been sent to DOT (submitted and on file) requesting their review of the site. Mr. Pfeffer, applicant, also addressed the board specifically noting the issue of the air filter. He informed the board of the current regulations of the Department of Environmental Conservation regarding air filters for the intended use, noting that for the use of 25 gallons per month or less (of primer and paint, etc.), a permit

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would not be required, but filtration of the spraying system in the paint booth is required. Based on current use at his existing site, Mr. Pfeffer does not anticipate exceeding this amount, projections are for 13 gallons. He noted that the paint is very expensive and they only use what they have to. The room allocated for painting was shown on the plans. The Building Inspector would have to approve of the design and electrical work. A discussion of installing a proposed internally illuminated sign ensued. Additionally, the area for outdoor storage area of vehicles including parking spaces was noted.

D. Old Business

1. Henry Kazer: Major Subdivision - County Route 28, Valatie

Mr. Kazer, applicant, Mr. William Better, attorney, and Mr. VanAlstyne, Land Surveyor, addressed the board. They reviewed the specifics of the project for the board. Plans were distributed and reviewed by the board. The parcel is owned by Elle-KAZ, Inc. 102 Orensikwa Rd, Valatie. They are proposing a conservation subdivision of the parcel which would involve separating the existing 80+ acre parcel into a 55 acre parcel in the rear and a 27 acre parcel toward the front, which is the proposed conserved area. There are existing houses in the front and back of the parcel. The front parcel would consist of 9 lots, there are 5 existing structures and propose 4 new lots, one of which will be 16 acres. The lots sizes for the existing houses would range in size from .5 acre to .85 acres, all of which have existing wells and septs. It was noted that the lots were created to be deep allowing plenty of room in the back of the structures to accommodate new systems being installed in case of a system failure.

Mr. Kazer stated that the septs and wells have received Department of Health approval and the curb cuts have been reviewed by County Highway Department. He also noted that the deep well tests have been conducted and results are available for the board's review.

A discussion of the details regarding lot size, septic, well location, setbacks, and access ensued. An emergency access road and easement to access structures in rear was also discussed.

Roger Case from Department of Environmental Conservation flagged the wetlands. They are anticipating approval, but it hasn't been confirmed yet. A sediment and erosion control plan will be submitted. The surveyor has not yet been able to identify any archaeological sensitive areas as required by SEQR.

2. Jay Ronald Wills: Zoning Change – Route 9, Valatie;

Mr. Howard will distribute materials to the board for discussion at next week's meeting.

3. Marc Cebula: Minor Subdivision/Lot Line Adjustment – County Route 28B, Niverville;

Mr. Cebula addressed the board and requested that the requirements of the completed Conservation Subdivision of his property be lifted. He proposes to make a lot line adjustment to create a conforming lot of Lot 1 adjusting the acreage from the existing 2.1 acres to 2.5 acres. The lot line would be moved to the west by about 75'. The building envelope would remain the same as would the location of the well, septic, and driveway. The notes on the plans would remain the same regarding shared driveway and

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drainage, etc. The notes about conservation would be removed from plans. Mr. Howard noted that neither of the lots has been sold, no action has been taken, and therefore there has been no vesting of the Conservation Subdivision. A Public Hearing would need to be held to make the adjustment.

4. Tal Rappleyea: Minor Subdivision – Albany Ave and Fordham Rd, Kinderhook;

Mr. VanAlstyne addressed the board and distributed plans for review. An application, SEQR form, and permission letter were submitted. The lot is a 10.7 acre parcel in the AR district with 2.5 acre density requirements. The proposed house location is noted on the plans as are proposed well and septic locations. Department of Transportation and Department of Health be consulted for their respective approvals. A lengthy discussion ensued regarding the dimensions of the road and the merits of the design of the road. Recommendations and suggestions for future design were discussed.

5. Glenn Herbert: Minor Subdivision/Lot Line Adjustment – Mile Hill Rd and Meiske Rd, Kinderhook;

Mr. VanAlstyne addressed the board and distributed plans for review. An application, SEQR form, and permission letter were submitted. This is essentially a merger of lands or lot line adjustment. One parcel is currently 22.44. It is proposed to divide that lot so that the house remains on an approximately 6 acre parcel and the remaining 16 acres be joined with the lot to the south. This merger would create a 38 acre lot. Previous Department of Health approval for the subdivision can be submitted. Access to the properties was discussed.

E. New Business

1. John Brosen: Minor Subdivision - 127 Hennett Road;

Mr. Brosen addressed the board and distributed plans for the board's review. He is proposing to subdivide 12 acres off of a 17 acres parcel on Hennett Road. The board requested that USGS contour lines be added to the plans to the plans. The applicant would like to sell the 12 acre parcel. The applicant needs to confirm curb cut with Town Highway Department. Additionally, Health department approval and perk test would need to be completed.

F. ZBA Opinions

None.

G. Liaisons

1. Village Planning Boards: Nothing new to report.
2. Town Board: Town Board has not yet met this month. Meeting scheduled for April 14, 2014.
3. NYSEG Project: Nothing new to report.

H. Other

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1. Public Comment

None.

A Motion to adjourn the workshop/meeting was made by Mr. Haemmerlein. Motion seconded by Mr. Simonsen. All in favor; motion carried. Meeting adjourned at 8:33pm.

Respectfully submitted,

Nataly Dee, Secretary